



Wichita-Sedgwick County Metropolitan Area Planning Department

April 29, 2021

Builders Inc.
Attn: Dennis Fitzroy and Corey Way
1081 S. Glendale Street
Wichita, KS 67206

Hanney and Associates, Architects
Attn: Martin Hanney
1726 S. Hillside
Wichita, KS 67211

Re: BZA2021-00021: City zoning Administrative Adjustment to reduce the parking requirement from 83 spaces to 76 spaces (approximately 8.5%) on property zoned LC Limited Commercial and TF-3 Two-Family Residential; generally located 500 feet west of North Oliver Avenue on the north side of East Central Avenue (4816 East Central Avenue)

Legal Description:

LOTS 125-126 & N 1/2 VAC ALLEY ADJ ON S LOT 126 OVERLOOK ADDITION,
LOTS 127-128 & N 1/2 VAC ALLEY ADJ ON S LOT 127 OVERLOOK ADDITION,
LOTS 651-652 & S 1/2 VAC ALLEY ADJ ON N OVERLOOK ADDITION,
LOTS 653-654-655-656 & S 1/2 VAC ALLEY ADJ ON N OVERLOOK ADDITION, AND
LOTS 648-649-650 & S 1/2 VAC ALLEY ADJ ON N OVERLOOK ADDITION;
Wichita, Sedgwick County, Kansas

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the parking requirement for the above-referenced property owned by Builders Inc. from 83 to 76 spaces to provide outdoor seating in an existing tenant space in College Hill Plaza.

Sec. V-I.2. (i) of the Unified Zoning Code allows reduction of the parking requirement for LC Limited Commercial zoning by up to 10% when the conditions required by Sec. V-I.6 of the Code are met. We find that the parking requirement reduction as proposed meets the four conditions required by Sec. V-I.6 of the Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction in parking requirement should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area.
- 2) Impact on existing uses in surrounding areas: The proposed reduction in parking should

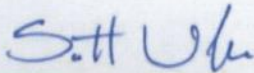
not impact the surrounding uses in the immediate area.

- 3) Compatibility with existing or permitted uses on abutting sites: Properties to the south and east are zoned LC Limited Commercial and are developed with retail sales, restaurants and automotive services. Property north of the subject site is zoned TF-5 Two-Family Residential that is developed with single family dwellings. West of the subject site is zoned LC and is developed automobile services. Therefore a 10% parking reduction should not compromise existing or permitted uses on abutting sites. There is solid screening between the commercial parking space and the residences to the north. Street visibility will not be affected.
- 4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

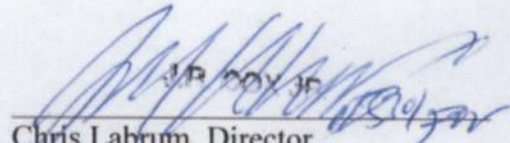
Our signatures below indicate that an Administrative Adjustment to reduce required parking spaces from 83 to 76 spaces is hereby **GRANTED** for the aforementioned property subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) This adjustment shall apply only to the general uses shown on the approved site plan. Any additional uses, change in uses, or occupancy level will require parking standards to be met.
- 3) All parking on the site shall be paved and marked in accordance with City standards.
- 4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

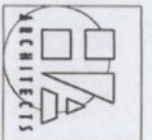


Scott Wadle, Director
Metropolitan Area Planning Department



Chris Labrum, Director
Metropolitan Area Building and
Construction Department

cc: MABCD
Brandon Frye, CM District I
Kameelah Alexander, Community Services Representative District I



GARY & JENNIFER JENNINGS
 1001 South Broadway, Suite 100
 Wichita, KS 67202
 Phone: 316.262.1111
 Fax: 316.262.1112

HOURS OF OPERATION

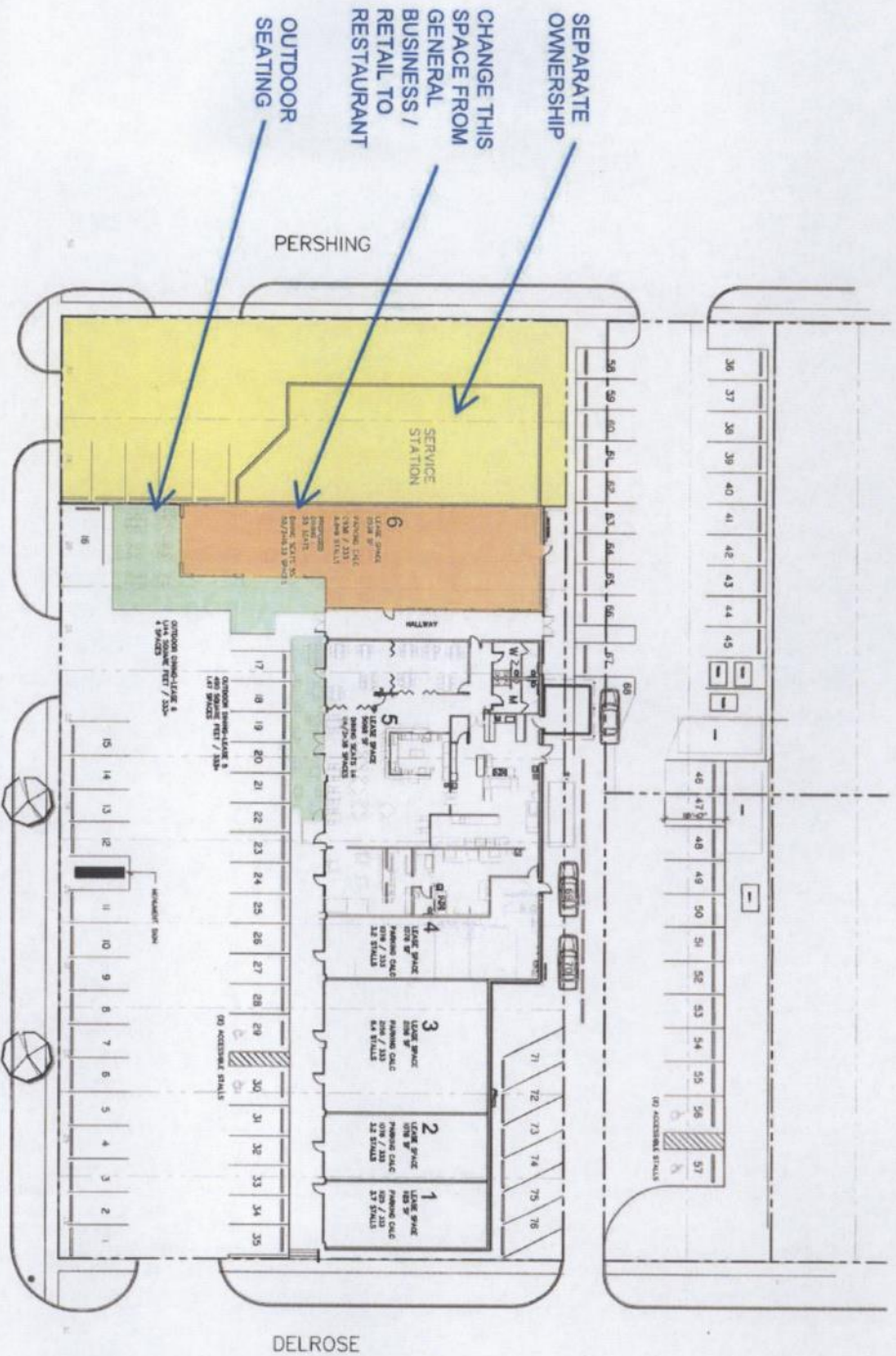
- Lease Spaces 1, 2, and 4: 8:00 am to 5:30 pm
- Lease Space 3 (Metro PC): 9:00 am to 8:00 pm
- Lease Space 5 (Georges): 8:00 am to 8:00 pm
- Lease Space 6 (future): 11:00 am to 2:00 pm (lunch) 4:30 pm to 10:00 pm (dinner)

SITE PLAN

APPROVED *[Signature]*

2021 COLLEGE HILL PLAZA PARKING STUDY

4618 EAST CENTRAL - WICHITA, KANSAS



ADOPTED BUILDING CODES	
BUILDING CODE	2008 International Building Code (IBC)
Mechanical CODE	2008 International Mechanical Code (IMC) - Amendment 010-007
Plumbing CODE	2009 Uniform Plumbing Code (UPC) - Amendment 010-007
Electrical CODE	2009 National Electrical Code (NEC)
Fire CODE	2009 International Fire Code (IFC)
ADA COMPLIANCE	2010 Americans with Disabilities Act (ADA)

EXISTING BUILDING	
Architectural	THS & Associates
Engineer	THS & Associates
Owner	THS & Associates
Project	College Hill Plaza
Location	4618 East Central Avenue, Wichita, KS 67202
Project No.	010-007
Revision	01/01/10

PARKING CALCULATION	
Lease Space 1	Lease Space 2
Lease Space 3	Lease Space 4
Lease Space 5	Lease Space 6
Lease Space 7	Lease Space 8
Lease Space 9	Lease Space 10
Lease Space 11	Lease Space 12
Lease Space 13	Lease Space 14
Lease Space 15	Lease Space 16
Lease Space 17	Lease Space 18
Lease Space 19	Lease Space 20
Lease Space 21	Lease Space 22
Lease Space 23	Lease Space 24
Lease Space 25	Lease Space 26
Lease Space 27	Lease Space 28
Lease Space 29	Lease Space 30
Lease Space 31	Lease Space 32
Lease Space 33	Lease Space 34
Lease Space 35	Lease Space 36
Lease Space 37	Lease Space 38
Lease Space 39	Lease Space 40
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Lease Space 83	Lease Space 84
Lease Space 85	Lease Space 86
Lease Space 87	Lease Space 88
Lease Space 89	Lease Space 90
Lease Space 91	Lease Space 92
Lease Space 93	Lease Space 94
Lease Space 95	Lease Space 96
Lease Space 97	Lease Space 98
Lease Space 99	Lease Space 100

DRAWINGS ISSUED	
NO.	DATE
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SP-1
SHEETS